

SALE OF PROPERTY UNIT TO INTERESTED PERSON

1. INTRODUCTION

Pursuant to Rule 910(1) of the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) Listing Manual Section B: Rules of Catalist (the “**Catalist Rules**”), the board of directors (the “**Board**” or “**Directors**”) of Astaka Holdings Limited (the “**Company**” and together with its subsidiaries, the “**Group**”) wishes to announce the sale of a property unit of a property development project known as “Aliva” by the Company’s 99.99%-owned indirect subsidiary, Astaka Development Sdn. Bhd. (“**ADSB**”) to the following interested person (the “**Transaction**”), details of which are set out in the table below.

2. DETAILS OF INTERESTED PERSON TRANSACTION (“IPT”)

Name of Purchaser (Interested Person)	Unit Number	Name of Project	Sale Price (RM)	Rebate / Discount
Mr. Lai Kuan Loong, Victor (“ Mr. Victor Lai ”)	A-32-10	Aliva	637,000	(i) 5% rebate of Sale Price (<i>applicable to all buyers</i>) (ii) Additional 5% rebate of Sale Price (<i>applicable to all Company’s employees and staffs</i>) (iii) Move-in Bonus of RM15,000 (iv) Stamp duties and legal fees for the sale agreement and loan agreement (strictly for the loan amount for the purpose to part finance the purchase of the property unit) to be borne by the developer, ADSB (v) 3 units of air-conditioner (not inclusive of installation)

Note(s):

- (i) Mr. Victor Lai is the Non-Executive Chairman and Independent Director of the Company. As at date of this announcement, he does not hold any shares in the Company. Mr. Victor Lai is the sole purchaser of the aforementioned property.
- (ii) The Sale Price is based on the same pricing offered to the public.
- (iii) A total of 10% rebate of Sale Price comprises of (a) a standard 5% rebate of Sale Price that applies to any buyer of Aliva and (b) an additional 5% rebate of Sale Price that is applicable to all employees and staffs of the Group purchasing a property unit in Aliva.
- (iv) The following items in the launching period sales package are also applicable to any buyers purchasing a property unit in Aliva:

- Move-in Bonus of RM15,000;
 - Stamp duties and legal fees for the sale agreement and loan agreement (strictly for the loan amount for the purpose to part finance the purchase of the property unit and subject to the terms and conditions of the sales package) to be borne by the developer, ADSB; and
 - Air-conditioner (not inclusive of installation). The number of air-conditioner units included in the sales package is subject to apartment type.
- (v) As such, the Transaction was entered into on normal commercial terms at an arm's-length basis with no prejudice to the interest of the Company and its minority shareholders.
- (vi) Save for the Transaction, Mr. Victor Lai and/or his associates had not entered into any other IPTs with the Group for the current financial period beginning 1 January 2024 and up to the date of this announcement.

3. COMPLIANCE WITH RULE 912 OF THE CATALIST RULES

- (a) The Audit Committee of the Company (save for Mr. Victor Lai, who has recused himself from the deliberations and decision of the Transaction) has reviewed and approved the Transaction and is satisfied that the terms of the Transaction are fair and reasonable and are not prejudicial to the interests of the Company and its minority shareholders.
- (b) Save for Mr. Victor Lai who has abstained from voting on the Transaction, the Board is satisfied that the terms of the Transaction are not prejudicial to the interests of the Company and its minority shareholders.
- (c) Mr. Victor Lai has abstained and will abstain from voting in all Board resolutions relating to the Transaction.

By Order of the Board

Khong Chung Lun
Executive Director and Chief Executive Officer

12 August 2024

This announcement has been reviewed by the Company's sponsor, SAC Capital Private Limited (the "Sponsor").

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made, or reports contained in this announcement.

The contact person for the Sponsor is Ms Audrey Mok (Telephone: +65 6232 3210) at 1 Robinson Road, #21-00 AIA Tower, Singapore 048542.
